



# Department of Property & Procurement

Government of the United States Virgin Islands

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April 20, 2020

**AMENDMENT #4- IFB030DOET20 (C) Demolition of Buildings A, B, and C of the Charlotte Amalie High School on St. Thomas, Virgin Islands.**

## Questions and Answers

1. **Question:** Will the retaining wall behind Building number 10, remain in place?

**Response:** Yes, the retaining wall will remain in place.

2. **Question:** What is the final rough grade requirement?

**Response:** Match existing finish grade at the edges of the extent of the disturbed area and slope to ensure positive drainage to follow the current drainage pattern. Do not leave holes or bowls/ponds on the site. The surface should be generally smoothed so that a person could safely walk on it.

3. **Question:** What level of stabilization is required upon completion of the demolition work?

**Response:** The surface should be generally smoothed so that a construction worker or maintenance staff person could safely walk on it and drive a small pick-up truck on it.

4. **Question:** Will any variation of quantities listed in the Schedule of Values, be treated as a Change Order?

**Response:** Only in cases where quantities are reduced. All buildings must be demolished, and all debris must be removed. All means all.

5. **Question:** If other toxic materials are encountered during the Asbestos Abatement process, will it be treated as a Change Order to the contract?

**Response:** Yes, if other toxic materials are encountered during the Asbestos Abatement process, it will be treated as a Change Order to the contract.

6. **Question:** Lead paint was not addressed in the bid package. Should testing include testing for lead paint? If lead paint is found, please confirm proper abatement and disposal shall be covered as a change order?

**Response:** Selective lead paint testing should be done. If lead paint is found, that will be treated as a change order.

7. **Question:** With regard to asbestos testing, please confirm it will be required to perform testing of suspect floor tile and mastic in each building as per EPA AHERA guidelines? Please confirm if any additional testing is required?

**Response:** Yes, perform asbestos testing of tile and mastic per EPA AHERA guidelines. No additional testing is required.

8. **Question:** Please confirm that testing is to be performed by a third-party EPA certified Asbestos Building Inspector and not the abatement contractor? Please confirm if money for third party testing is to be carried by the contractor or if the owner will carry separate money for this testing?

**Response:** Yes, testing is to be performed by a third-party EPA certified Asbestos Building Inspector and not the abatement contractor and money for third party testing is to be carried by the contractor. The owner does not have separate money for this testing.

9. **Question:** In the pre-bid conference call it was stated "the exact quantity of asbestos is believed to be less than the amount on the bid sheet". It was then indicated, based on the contractor provided survey and what is actually removed, a deduct change order would be issued based on the unit pricing of item 6, 11, and 17 on the bid sheet. The removal of asbestos in the quantities indicated on the bid sheet require a large mobilization cost that is disproportional to the unit cost per square foot. Will the owner consider the following options:

- Option 1: Revised the bid sheet breaking items 6, 11, and 17 into separate items for "Abatement mobilization" and "Abatement by SF unit cost"?

**Response:** No.

- Option 2: Revise the bid sheet with a Deduct Alternate for SF of asbestos abatement?

**Response:** No.

10. **Question:** Given the close proximity of Buildings A, B and C to other buildings on campus and neighbors, is seismic monitoring or a survey of nearby foundations/cisterns required? Where should this cost be represented on the bid sheet?

**Response:** Yes, seismic monitoring or a survey of nearby foundations/cisterns required and should be reflected in line item 2 of the bid sheet.

**11. Question:** If stay at home orders are not in effect when the project is underway, it is assumed that school will start 8/10/20 and that school hours are approximately from 7am-4pm daily, Monday-Friday. Please confirm that no demolition work should take place while school is in session.

**Response:** No blasting, no disruptive demolition work should take place while school is in session. Trucking may take place while school is in session.

**12. Question:** Please confirm what items are to be covered in 6000cy, 3200cy, and 3200cy of add alternates 1, 2, and 3. Is this the concrete only or all debris (concrete, contents, steel, and miscellaneous debris)?

**Response:** It is all debris.

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.**

**BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WITH THEIR BID PROPOSAL.**